

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1510/442-450 ELIZABETH STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

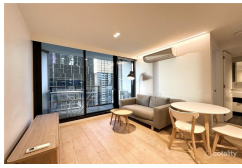
Date of sale

3701/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$460,000	18-Jun-25
1610/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$465,000	23-Sep-24
3309/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$455,000	13-Dec-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 05 August 2025



3701/442-450 ELIZABETH STREET Sold Price **\$460,000** Sold Date **18-Jun-25**
MELBOURNE VIC 3000

 2  1  -

Distance **0km**



1610/442-450 ELIZABETH STREET Sold Price **\$465,000** Sold Date **23-Sep-24**
MELBOURNE VIC 3000

 2  1  -

Distance **0km**



3309/442-450 ELIZABETH STREET Sold Price **\$455,000** Sold Date **13-Dec-24**
MELBOURNE VIC 3000

 2  1  -

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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